



MINUTES OF THE BOARD OF COMMISSIONERS
OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Commissioners
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

Executive Director of the Community Development
Commission

At its meeting held Wednesday, July 5, 2006, the Board, acting as the Board of Commissioners of the Community Development Commission, took the following action:

1-D

Supervisor Burke made the following statement:

“Studies in the last several years have demonstrated that there is a major shortage of childcare for low and moderate income children in the unincorporated Willowbrook area and surrounding areas of Los Angeles County. Therefore, I requested that the Community Development Commission of the County of Los Angeles (Commission) identify sites in the area that are suitable for development of additional childcare facilities.

“The Commission determined that one property it owns, a vacant site located at 1200 East Imperial Highway, in the unincorporated Willowbrook area of the County (APN 6148-007-024), is well suited for such development. It is appropriate for the Commission to negotiate a Disposition and Development Agreement (DDA) to transfer this property to the nonprofit Century Community Children’s Centers, Inc. (Century) for use as a childcare center to help meet the shortage. If the parties are able to reach an agreement, the Commission will return to the Board within 90 days of this Motion for approval of the DDA development agreement. Following gratis conveyance of the vacant property in an ‘as is’ condition, Century will develop a childcare facility to accommodate more than 100 children, and a community-based nonprofit organization will operate the facility. Should Century fail to develop or use the property as a childcare center or meet any of the conditions contained in the development agreement, the property will automatically revert back to the Commission.”

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1-D (Continued)

Therefore, on motion of Supervisor Burke, seconded by Supervisor Antonovich, unanimously carried, the Board acting as the Board of Commissioners of the Community Development Commission, took the following actions:

1. Authorized the Executive Director to:
 - Negotiate a Disposition and Development Agreement (DDA), a grant deed, and all other required documents with the nonprofit Century Community Children's Centers, Inc. (Century), to transfer the Commission-owned vacant property located at 1200 East Imperial Highway, in the unincorporated Willowbrook area, to Century for development of a child care facility to accommodate more than 100 children, to be operated by a community-based nonprofit organization; and
 - If Century should fail to develop or use the property as a child care center or meet any of the conditions contained in the DDA, the property will automatically revert back to the Commission; and
2. Instructed the Executive Director to return to the Board within 90 days for approval of the Disposition and Development Agreement.

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Copies distributed:

Each Supervisor
Chief Administrative Officer
County Counsel